

**Paul Cramer**

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**From:** Leslie T. Alley  
**Sent:** Friday, October 28, 2011 10:49 AM  
**To:** Whitney Stewart  
**Cc:** Paul Cramer; Yolanda W. Rodriguez  
**Subject:** RE: DePaul Property

Dear Whitney:

Thank you for your email. We will definitely take your comments into consideration as we consider amendments to the Master Plan and draft zoning. Thanks for taking the time to write.

Leslie Alley

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**From:** kunzedolma@gmail.com [mailto:kunzedolma@gmail.com] **On Behalf Of** Whitney Stewart  
**Sent:** Friday, October 28, 2011 7:14 AM  
**To:** Leslie T. Alley  
**Subject:** DePaul Property

Dear Leslie Alley,

I am often in favor of mixed-use neighborhoods, but the proposed medical campus on the DePaul property has me concerned. The proposed design of the new campus has no connection to the residential neighborhood in which it will be built. In fact, it's an embarrassment. How could anyone imagine it would enhance the quality of such an historic area? I'm afraid this is another example of industry ignoring the needs and best interests of the neighborhood.

I am NOT in favor of this proposed zoning change and construction. We do not need an oversized, sterile medical campus in a beautiful historical RESIDENTIAL neighborhood. Please do not allow this organization to destroy quality of life here.

Best regards,  
Whitney Stewart  
Hurst St. 70118

--

Whitney Stewart  
Children's Book Author  
New Orleans, LA  
[www.whitneystewart.com](http://www.whitneystewart.com)  
RECENT BOOKS:  
Marshall, The Sea Dog (Soundprints)  
Mr. Lincoln's Gift (Hildene)  
Who Was Walt Disney? (Penguin)  
Coffin's Ghost (Mill Hill Press)

**Paul Cramer**

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**From:** Lemoine, Luke (BANK) [luke.lemoine@capitalone.com]  
**Sent:** Monday, October 31, 2011 9:05 AM  
**To:** Jackie B. Clarkson; Eric Granderson; Susan G. Guidry; Deborah J. Langhoff; Yolanda W. Rodriguez; Paul Cramer; Sherri K. Wilder  
**Subject:** De Paul Hospital Zoning

Dear Councilmembers and City Planning Commission,

We reside with our family at the corner of Henry Clay and Camp and are one of the properties next to the DePaul hospital complex that would be impacted the most by a zoning change. My wife and I purchased our home in '08 due to the relative stable property values in the Upper Hurstville area, and completed a full renovation as we were comfortable investing in the neighborhood due to its current dynamics.

We ask the CPC to reconsider the proposed medical campus designation for the De Paul hospital site that would allow it to become a much higher density development. This change in zoning would be destructive to the value of the homes surrounding the property and likely those within a few blocks. Should De Paul expand, this would undoubtedly cause traffic to increase in a heavily residential neighborhood and would exacerbate the already existing parking problems.

Cordially,  
Catherine and Luke Lemoine

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**Paul Cramer**

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**From:** Katherine Smith [katherinesmith2@cox.net]  
**Sent:** Saturday, October 29, 2011 12:27 PM  
**To:** Susan G. Guidry; Deborah J. Langhoff; Sherri K. Wilder; Paul Cramer; Yolanda W. Rodriguez  
**Subject:** Covenant Home 5919 Magazine St. Zoning

Ladies and Gentlemen:

I am writing to ask that CPC reconsider the extension of the zoning line surrounding Covenant Home that appears on the draft zoning map. This line extends from the middle of the property to Camp Street and changes the zoning from residential to HU-B1. This change would adversely affect the houses along Eleonore and Camp Streets that are on the periphery of the Covenant Home property. Should Covenant Home close, the introduction of businesses into this neighborhood and the resulting truck traffic and parking problems created by employees and customers, would destroy the quality of life for these residents and diminish same for the residents within the next block as well.

Over the past 40 years, homes in this neighborhood have been renovated increasing their values tenfold, and resulting in tax assessments that represent substantial revenue for the city.

I join other neighbors in asking that the property now occupied by Covenant Home retain its current zoning of B-1 facing Magazine Street and retain residential zoning in the back half along Camp Street. Because most the homes surrounding Covenant Home are single family homes, HU-RS1 Single Family Residential is the most appropriate designation.

Thank you,

Katherine D. Smith  
1031 Webster Street  
New Orleans, LA 70118

**Paul Cramer**

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**From:** Katherine Smith [katherinesmith2@cox.net]  
**Sent:** Saturday, October 29, 2011 12:41 PM  
**To:** Paul Cramer  
**Subject:** De Paul site classification and zoning designation

Dear Mr. Cramer:

As a resident of Upper Hurstville, I am concerned about the future of the De Paul site which is bound by Henry Clay, Coliseum, Exposition, and Camp. Turning this property into a high density destination would permanently damage the property values and quality of our residential neighborhood.

With respect to the Master Plan, the classification of the DePaul property as "Institutional" is not correct and should be changed to "Residential".

With respect to zoning, a new zoning designation should be created that preserves the current DePaul campus, and requires neighborhood, City Council and City Planning Commission input for approval of any new construction or additional uses and limits permitted commercial uses.

The proposed zoning for the De Paul site calls for it to be classified as a medical campus with many permitted commercial uses that I understand does not require a variance / conditional use approval. This zoning encourages a much higher density of development than the De Paul site has had historically. Under the proposed zoning, the De Paul site will fall under the same zoning classification as Touro Hospital, Baptist Hospital, LSU Teaching Hospital, VA Hospital, as well as the main Children's Hospital Campus. Again, such density and use could permanently damage property values and quality of life that the residents have developed over the years through huge investments of time and money, resulting in tax assessments that represent substantial revenue for the city.

Thank you,

Katherine D. Smith  
1031 Webster Street  
New Orleans, LA 70118

**Paul Cramer**

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**From:** Yolanda W. Rodriguez  
**Sent:** Thursday, October 27, 2011 3:29 PM  
**To:** Paul Cramer  
**Subject:** FW: Zoning of DePaul property, Henry Clay Avenue

FYI

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*Communications to and from this e-mail address are subject to provisions of the state of Louisiana Public Records Act.*

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**From:** Andrews, E. Wyllys [mailto:wandrews@tulane.edu]  
**Sent:** Thursday, October 27, 2011 12:53 PM  
**To:** Yolanda W. Rodriguez  
**Cc:** Susan G. Guidry  
**Subject:** Zoning of DePaul property, Henry Clay Avenue

City Planning Commission  
1340 Perdido #900  
New Orleans, La. 70112  
[ywrodriguez@nola.gov](mailto:ywrodriguez@nola.gov)

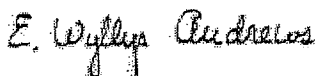
Dear Ms. Rodriguez:

I am writing to the planning commission to request that the Master Plan classification of the DePaul Hospital property be changed from "Institutional" to "Residential." The DePaul campus currently carries a Residential zoning with a special exception that allows the current and traditional medical use of the property. A change to an Institutional classification would permit a range of new commercial uses for the property that are today not allowed.

DePaul, with one side along Audubon Park, covers six blocks of a quiet, stable, low-density neighborhood. Although Children's Hospital says it has no long-range plans for developing the property for additional commercial uses, a change to Institutional zoning would permit them to make vast changes in the nature of the current facility without obtaining special permits. Development of the DePaul property would inevitably change our neighborhood for the worse, increasing traffic and congestion and eventually stimulating additional commercial development.

The area around DePaul is one of the most attractive neighborhoods in New Orleans. Please help us ensure that it remains so.

Sincerely,



E. Wyllys Andrews  
937 Henry Clay Avenue  
New Orleans, LA 70118  
504-899-0079

CC: Councilmember Guidry

11/1/2011

PD 3 -6R

Zachary J. Derbes, MAI



*Real Estate Appraiser and Consultant*

DERBES & ASSOCIATES  
512 North Causeway Boulevard  
Metairie, Louisiana 70001  
TEL. (504) 256-0288 · FAX (504) 830-3870  
ZDERBES@HOTMAIL.COM

City Planning Commission  
1340 Perdido Street #900  
New Orleans, LA 70112

October 27, 2011

Re: Proposed Zoning of DePaul's Hospital Site along Audubon Park

Dear City Planning Commission:

Please be advised that I oppose the proposed zoning change of the DePaul's Hospital site along Audubon Park and Henry Clay Avenue to "Institutional" and believe it should remain "Residential" or perhaps a new zoning designation that preserves the current DePaul campus should be created, and it should require neighborhood, City Council and City Planning Commission input for approval of any new construction or additional uses.

Thank you very much for your time and attention to this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Z J Derbes".

Zachary J. Derbes  
5933 Chestnut Street  
New Orleans, LA 70115  
504-256-0288

ELIZABETH B. CURREN  
6121 CAMP STREET  
NEW ORLEANS, LA 70118  
(D) 504-895-2797; (C) 504-881-3395  
LIZCURREN@BELLSOUTH.NET

October 30, 2011

City Planning Commission  
1340 Poydras St, Suite 900  
New Orleans, Louisiana 70112

NOV 3 2011 AM 9:11

Dear Sir or Madame,


This is to document my opposition to the proposed Master Plan designation of the DePaul Hospital property as Institutional.. I strongly urge you to preserve the integrity of the neighborhood and vote against this designation as it will cause serious harm to the adjoining residential community many of whose property owners pay the highest property taxes in Orleans parish.

An "Institutional" designation would allow the installation of a retail outlets, a hotel, pumping station and even a helipad on the DePaul site. This would cause our property values to plummet. Additionally, such a designation would seriously impinge upon the residents' quiet enjoyment of the neighborhood which is adjacent to historic Audubon Park. Moreover, ingress and egress to the site would damage Henry Clay Avenue with its magnificent oak trees.

The high density Master Plan designation of "Institutional" or "Medical Campus" at the DePaul site would be an assault on the entire neighborhood. Please preserve our neighborhood and insure that the DePaul site is not designated Institutional or Medical Campus.

Thank you very much.

Sincerely,



Elizabeth B. Curren

December 14, 2011

City of New Orleans  
City Planning Commission  
1340 Poydras Street  
New Orleans, LA 70112

DEC 14 2011 10:40

Dear Members of the Commission,

My name is Maura Sylvester, and I am a resident of the University section of Uptown New Orleans as well as a member of the Audubon Boulevard Association. I am writing to ask The Commission to deny some of the proposed changes to the Master Plan as requested by Tulane University.

As discussed in the Tuesday, December 14th meeting, I would ask the Commission to deny the text change in Text No. 14 which would amend the Master Plan, Volume 2, Chapter 9, to include "Higher Education" as an "industry to preserve and expand." The argument presented by Tulane is that it is an important economic engine for the community and therefore deserves this revision. While it cannot be denied Tulane has a large impact fiscally in our community, that alone does not allow the University carte blanche to "expand" at will. With the denotation of "industry", Tulane and other universities will be allowed to act with impunity regarding construction within their present footprint as well as in any future property growth. Clearly the leeway granted to the University with such a change in status would be detrimental to all surrounding neighborhoods.

As a member of the Audubon Boulevard Association, I categorically oppose the recently announced Tulane Stadium project. There is no question that this Stadium will permanently alter - for the worse - the surrounding residential community. I would ask the Commission to review any and all text amendments in this document which would impact the building of said stadium and deem any applicable text inappropriate due to lack of any public hearings on this matter as well as complete lack of information of the project details.

In regard to the Future Land Use Map (FLUM), I ask the Commission to reject Tulane's request for revisions of the FLUM from a Residential to Institutional designation in the Master Plan from PD3 - 7.13 through 7.9. Each of these individual properties are either adjacent to or surrounded by residential properties. If Tulane is allowed Institutional designation, it will be free to build with complete architectural freedom regardless of the residential neighborhood in which properties are located. I would argue that this also goes to the aforementioned text change No. 14. The freedom granted the University as an "industry" will allow easier designations to "Institutional" and eliminate the already weakened position of present neighborhoods.

As an example, 7.5 R is, in essence, the city block of Broadway, Willow, Audubon Street and Plum Street. Tulane owns all the properties on Audubon Street and Plum. They have purchased property on Broadway. It is simply a matter of time before they



own the entire city block. Given this is a master plan for the 21st Century, it is realistic to consider this ownership more of a probability than a possibility. Should Tulane be given the Institutional designation at this time, they will be able to build yet another dorm, laboratory or perhaps parking garage on Broadway.

The University population is growing at break neck speed. The physical plant needs to expand and its footprint is full. Allowing Institutional designation on these properties located in residential blocks is the foot in the door for expansion throughout our neighborhood of a University campus. I ask that the Commission please remember that this is a neighborhood first, not just an extension of Tulane University.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Maura Sylvester', with a stylized, cursive script.

Maura Sylvester  
44 Audubon Blvd.  
New Orleans, LA 701198



## Upper Audubon Association

*...from St. Charles Ave. to the River, Audubon Park to Broadway*

December 15, 2011

Mr. Paul Cramer  
Assistant Planning Administrator  
New Orleans City Planning Commission  
1340 Poydras Street # 900  
New Orleans, LA 70112

**RE: Tulane University's proposed amendment to the Master Plan  
District 3, Tulane University Square**

Dear Paul:

We are opposed to an amendment changing the Land Use map for the above referenced site. In fact we believe the current land use map is correct in the designation, particularly as it relates to the adjacent neighborhood. A quick review of the surrounding properties will indicate an area primarily composed of one and two-story, one and two family structures. To remap this area to Mixed Use, High Density would not create a sufficient buffer to the residential area from the high intensity of the remainder of the site. Changing the use could have a significant detrimental impact.

We respectfully disagree with Tulane University in their assertion that the amendment "corrects an error in mapping". We further assert that any future development must delicately consider the effect on the nearby residents. Changing the land use may provide Tulane with the most development value, however it does not preserve the value of nearby property owners.

Thank you for your consideration.

Sincerely,

***John Lafargue***

John Lafargue, President

**BAKER  
DONELSON**  
BEARMAN, CALDWELL  
& BERKOWITZ, PC

201 ST. CHARLES AVENUE  
SUITE 3600  
NEW ORLEANS, LOUISIANA 70170  
PHONE: 504.566.5200  
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[www.bakerdonelson.com](http://www.bakerdonelson.com)

JON F. LEYENS, JR.  
Direct Dial: 504.566.8628  
Direct Fax: 504.585.6928  
E-Mail Address: [jleyens@bakerdonelson.com](mailto:jleyens@bakerdonelson.com)

December 15, 2011

VIA E-MAIL

City Planning Commission  
1340 Poydras Street, 9th Floor  
New Orleans, LA 70112  
Attn: Paul Cramer ([pcramer@nola.gov](mailto:pcramer@nola.gov))

Re: Tulane University Master Plan Amendments

Ladies and Gentlemen:

I am writing on behalf of Tulane University ("Tulane") to provide additional information in response to comments at the December 13, 2011 City Planning Commission public hearing and other written comments regarding certain amendments that Tulane has requested to the Master Plan in an amendment application submitted to the City Planning Commission on August 5, 2011. Tulane also provided additional information to the City Planning Commission on December 7, 2011 in response to requests from City Planning Commission staff.

In Amendment #PD3-7R, Tulane has requested that the land use designation of several properties owned by Tulane in the vicinity of its uptown campus be changed to Institutional in order to correspond to the land use designation for the remainder of the uptown campus. The subject properties are owned by Tulane and used for university operations in furtherance of Tulane's educational mission. To the extent that Tulane's uptown campus is classified as an Institutional use and these properties comprise portions of Tulane's uptown campus, they should have the same land use classification as the remainder of the uptown campus.

The Master Plan does not contemplate or require specific development plans with respect to properties, and Tulane's request was not made in the context of any such plans. In addition, the proposed amendments have no effect on the parking plan that Tulane files with the City Planning Commission in accordance with the requirements of the current Comprehensive Zoning Ordinance and bear no relation to any specific proposed or planned facility. Again, the purpose of the amendments is simply to obtain consistency in the classification of the properties that comprise Tulane's uptown campus.

NO JFL 396787 v4  
2900225-000019 12/15/2011

City Planning Commission  
December 15, 2011  
Page 2

On behalf of Tulane University, I again would like to thank the City Planning Commission members and staff for their work on the Master Plan. We look forward to a continuing dialogue on these issues with the City Planning Commission and our neighbors.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by 'F. Leyens, Jr.' in a cursive script.

Jon F. Leyens, Jr.

**BAKER  
DONELSON**  
BEARMAN, CALDWELL  
& BERKOWITZ, PC

201 ST. CHARLES AVENUE  
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JON F. LEYENS, JR.  
Direct Dial: 504.566.8628  
Direct Fax: 504.585.6928  
E-Mail Address: jleyens@bakerdonelson.com

December 15, 2011

VIA E-MAIL

City Planning Commission  
1340 Poydras Street, 9th Floor  
New Orleans, LA 70112  
Attn: Paul Cramer ([pcramer@nola.gov](mailto:pcramer@nola.gov))

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NO JFL 396787 v4  
2900225-000019 12/15/2011

City Planning Commission  
December 15, 2011  
Page 2

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Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' and 'L' that are interconnected, with a horizontal line extending from the end of the 'L'.

Jon F. Leyens, Jr.

PD 3-7R

**CPCinfo**

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**From:** Jody Gates [beeboajg@bellsouth.net]**Sent:** Mon 1/30/2012 2:28 PM**To:** CPCinfo**Cc:****Subject:** draft zoning ordinance**Attachments:**

I am writing to strongly oppose any attempt by Tulane University to expand into the neighborhood. My property on Calhoun St. At backs up to Tulane property. I have attached a picture that shows how Tulane treats their neighbors when it comes to expansion.

We really enjoy a lot of aspects of Tulane. We have supported women's basketball for years. We enjoy the fact that they are so generous with the use of their facilities for events open to the public. We've had reason to communicate with several of the employees of Tulane. There are almost universally helpful, and work hard to find solutions to problems. I studied at Tulane, and received my MBA from there.

However, we have also had the opportunity to see how they mistreat their properties and therefore the neighborhood. On one of the properties with which I am familiar, they owned two houses. When they asked permission to raze the houses, they were refused. So they let the property sit unattended and without maintenance for years until they became dangerous and **had** to be torn down.

This is a nice neighborhood. We have lots of family dwellings. The result of this kind of expansion by Tulane will be further deterioration of our lifestyle, neighborhood ambience, and property values. To my knowledge, Tulane has never reached out individually to neighbors in order to work out neighborhood issues. I'm sure they have had public hearings, but that is not the same. There are several neighborhood organizations, there are lots of individuals who are property owners and deserve to have their property values maintained.

Below is a picture of the dormitory that Tulane built many years ago. You can see how much they consider the neighborhood when they plan their structures. Especially in the days when there were open balconies overlooking the neighborhood, the students were not only rude, but also a danger to those whose home they could see. Luckily over the years Tulane closed off the balconies. Additionally they had to be harassed for years to paint it so that it was halfway presentable.

Although I do understand Tulane's need to grow, they should not be allowed to do so while sacrificing the longstanding neighborhood.



My phone number is (504)-861-7437. You have my email address from this communication if you're interested in any further conversation.

Jody Gates

Aspire to inspire before you expire.

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January 27, 2012

City Planning Commission  
1340 Poydras Street  
Suite 900  
New Orleans, LA 70112

RE: 2011 Master Plan Proposed Amendments

To the members of the City Planning Commission,

In order to understand this amendment and its impact, more detail is needed. There is no provision for measuring the negative economic impact of this institutional designation wherein most property falling within this classification would be exempt from taxation while possibly generating unrelated business income under certain uses by an educational institution.

In addition, enforcement of present zoning is lax, allowing violations of current zoning codes of properties owned by these institutions. Institutional classification does not define any limitations of usage under this new designation. Nor does it appear that any of the amendments cause an economic benefit and impact to the neighborhood, which to me seems necessary to approve any zoning change request. Because of the likelihood that the property will be free of property taxes, it would seem even more necessary to define the allowed uses while concurrently ensuring enforcement of the prescribed penalties for violations of allowed usage.

Comments made here about economic benefit would appear to apply to all amendments. Why shouldn't the analysis include the expected impact (both plus or minus) by the designation of certain uses allowed in each zoning definition? Each strategy has some impact and it would appear that part of the evaluating process should include this analysis.

Without defining allowed actions and construction within the Institutional classification, neighbors have no say so in their neighborhood needs or the impact of institutions' actions. For example, high-rise facility construction that impacts nearby residences and the resulting volume of traffic, along with the associated impact of all of the necessary services related to such a facility should be required to go through a fair approval process. To allow such impact with no notice to or input from neighbors as had been required previously (like notices to neighboring addresses), seems unfair and shows blatant favoritism with little concern for the individuals in that area. This is why I believe there is more concern over the proposed Master Plan and its implementation. What meeting there was to discuss possible methods of obtaining citizen input was sought after the initial deadline (which fortunately has been extended) thus causing unnecessary worry for property owners and concerned citizens in our community.

I appreciate the opportunity to offer input, but wonder what effect it might have on the outcome. The Loyola modification to the Science Complex and Tulane's closing of McAlister Drive occurred with little or no input from the neighborhood. And to my knowledge, no analysis was ever done of the potential negative impact on surrounding property values resulting from the actions of those institutions.

Kindest Regards,

A handwritten signature in cursive script, reading "John J. Dardis".

John J. Dardis  
6321 S. Robertson  
New Orleans, LA 70118

January 27, 2012

City Planning Commission  
1340 Poydras Street  
Suite 900  
New Orleans, LA 70112

RE: PD3  
7.7 -6320 Clara St;  
7.8 -6318-22, 22-26 Magnolia St;  
7.9 -6324 South Robertson St;  
7.10 -6325 Freret St;  
7.11 -6321 Freret St;  
7.12 -6309 Freret St;  
7.13 -6301 Freret St;

To the members of the City Planning Commission,

It is important that the Staff recommendation be approved, requiring an overall plan from Tulane on its zoning request, and that plan should include an analysis that also measures the impact of the request on the other properties in the neighborhood. In this request, the impact on the marketability of the remaining properties in the respective squares should be part of the analysis. To not demand an overall plan along with the failure to fully define the institutional classification leaves a lot of uncertainty and serious potential negative impact on the neighborhood and nearby properties. Currently, the Magnolia properties are used as storage yards for sand, compost, culvert pieces and other materials. There is no compliance with the current zoning rules.

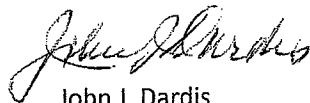
As can be seen from the attachment, the request is unfair without a full hearing of all the neighbors whose properties could be affected directly or indirectly. Approval of Tulane's zoning request could certainly affect these neighbors' property values and limit their marketability. The lack of specific definition of institution zoning allowances and limitations can negatively impact the residential characteristics. For instance if an institution constructs a multi-story building, thereby blocking the sun from a neighbors swimming pool, would this be allowed in this zoning? Already, a twelve story student dormitory building constructed years ago in the neighborhood caused a pool owner to have to have his pool cleaned multiple times from the debris tossed from the upper floors of this building. Fortunately, a window renovation that occurred in this building has limited the leverage and resulting range students can get in throwing items out of the dormitory.

While there are appropriate developments that assist Tulane and other institutions, the institutions should be good corporate citizens and conscious of their impact on the neighbors and neighborhood. The unsightly Magnolia lots and the lack of enforcement are not fair to the neighborhood.

Also, I strongly believe that a hearing should be held after giving proper notice to the neighbors to be informed of the plans and the projected impact of their actions. Tulane closed McAlister Drive and negatively impacted the traffic in the adjacent streets over the objection of the neighbors. Parking has always been a problem due to the lack of parking spaces near their different buildings. Even Tulane and other educational institutions of higher learning should be required to show why their actions on their property should override the neighborhood issues. Their neighbors are required to comply with city zoning as adopted or go through the process to get a variation. Why exempt institutions from such a process? If the goal is to have fewer non-conforming uses as expressed in the General Information section of the Preliminary Staff Report, this suggestion for a hearing would seem to be in accord with that goal.

As can be seen from the attachment, this proposal affects many lots in the vicinity of my personal residence and there has been no communication directly with me or my neighbors about this effort. In the past, Tulane has gotten temporary variations from zoning limitations and has had no requirement to return to the previous zoning as was approved. This lack of enforcement has not given comfort to the neighborhood nor clarity about what is planned for the area.

Kindest Regards,

A handwritten signature in dark ink, appearing to read "John J. Dardis", written in a cursive style.

John J. Dardis  
6321 S. Robertson  
New Orleans, LA 70118



Fetching report for parcel id: 41050954

MRS. EMILE WAGNER III  
2036 PALMER AVENUE  
NEW ORLEANS, LOUISIANA 70118

PD 3-7.R

Dear Sirs,

I am writing on behalf of my husband and myself to ask the City Planning Commission to please protect the historical residential zoning laws and properties around Tulane and Loyola Universities in uptown New Orleans.

Having lived at 2036 Palmer Avenue, corner of Trevel Street, for forty years, we know it is required to work with students and the universities but we also know to watch and guard our neighborhood from encroachment and forced disregard of zoning and healthy, respectful care for neighbors, their property and quality of life.

Property value is of great concern, and equally so, the life we live, coexisting with traffic from cars and foot traffic, parking and noise. Universities deserve

to expand comes at great cost - even the large trucks and equipment brought in rattles our homes and brings unwanted noise, dust and traffic problems -

Bigger is not better, and acting in good faith to neighbors and the community and city of residents who live here and help to maintain the lovely area that is called "University Section" should concern the Universities -

I urge the Commission to uphold the Master Plan and the rights of citizens of New Orleans and home owners of this beautiful part of New Orleans.

I am sure Tulane and Loyola use the beauty, history and unique surroundings of the neighborhood and Audubon Park to sell their school to prospective students.

Please preserve us!

Sincerely  
Elizabeth and Emily Wagner

1730 Palmer Avenue  
New Orleans, Louisiana 70118

February 1, 2012

Mr. Paul Cramer  
The City Planning Commission  
1340 Poydras Street, suite 900  
New Orleans, LA 70112

Dear Mr. Cramer,

Although I have been told that the approval of the Text Amendment (14.2) change requested by Tulane University would not influence the university's zoning or future development, identifying Higher Education as an industry "to expand", would seem to place the adjacent neighborhoods in a vulnerable position.

I have numerous concerns about removing the zoning regulations proposed in the draft CSO from the universities:

The lack of adequate parking has become a greater problem as the number of students has increased.

An article appearing in Section E, the Money section of the Sunday, January 22 Times-Picayune included the headline "Tulane business school to beef up staff" and reported the business school is now serving 25 percent to 30 percent more students than it was six years ago.

Not only has Tulane failed to provide more parking for that increase, but it has decreased the available parking when it closed MacAlister Drive and eliminated the parking spaces that were available on that street.

There has been an increase in crime in the University Section neighborhoods which I feel is fueled by criminals who know there are plenty of students walking to their cars both day and night. So the lack of adequate parking on the campuses is both an inconvenience to the neighbors and a safety issue.

To make matters worse, Tulane is planning to eliminate more parking spaces near Dixon Hall in order to create more green space. Neighbors are being forced to eliminate green spaces on their residential properties in order to create parking spaces.

In addition to the parking issues, the traffic load impact is significant on the surrounding streets. Especially troubling is the fact that Loyola uses Monroe Hall, which is on Calhoun Street between Marquette Place and Loyola Avenue, as a primary delivery location for the university. There seems to be no limit to the hours or the frequency of the deliveries. Deliveries could have been - should be - routed to another destination on the campus using either Freret Street, which is a major street while Calhoun is not, or the West Road which runs from St. Charles Avenue to Freret Street through the center of the campus, not next to a residential neighborhood.



There are also noise issues to consider as the universities continue to develop their campuses. The air handling system which Loyola installed on top of Monroe Hall after Katrina is so loud, I have been subjected to the noise night and day without pause, for several years now. Are there any limits to the noise emitted from these campuses?

I feel that all of the Site Development Standards for Campuses as listed in section C of Article 15 are needed, and I urge the City Planning Commission to maintain all of the zoning laws as well as any other legislation that will protect residential neighborhoods.

At the January 10 meeting, Jackie Clarkson was asked about her intentions when she drafted the Master Plan.

To protect our historic neighborhoods while encouraging development, she said.

Another speaker at the January 10 meeting meeting, who was addressing a different neighborhood development altogether, made a statement that essentially said; "If I had known this property might be developed in this way, I never would have bought my home."

Granting the request to change the FLUM designations without knowing the intended use of these property leaves residences of adjacent properties and neighborhoods vulnerable and threatens to diminish property values and marketability. Who will be willing to purchase property adjacent to an unknown development?

My residence in the 1700 block of Palmer Avenue has been my lifelong home.

Until the late 1960s when Loyola University built Monroe Hall, both sides of Calhoun Street from St. Charles Avenue to Cromwell Place were residential.

Last summer in July, Loyola invited some of its neighbors to a neighborhood meeting. I stress some, because my husband and I did not receive a notice of this meeting, even though we have owned our home since 1980. At that meeting, Loyola informed those present of its plans to add 100,000 square feet to Monroe Hall. Many of our neighbors were out of town, as was Loyola's President. The concern and requests for input from those in attendance was largely ignored.

A request by the neighborhood to the Board of Zoning Adjustments for a 30 day extension was denied.

Construction has begun.

The Master Plan mentions having Destination Districts sensitive in scale and density to the adjacent neighborhood. Article 15, Sec C., 5.a is specific about the building height limit. The new 100,000 square foot addition to Monroe Hall will create a 7 story high wall for a solid block on Calhoun Street. Hardly sensitive to the neighborhood. The Board of Zoning Adjustments gave a nod to this project on Monday, August 8, 2011 without any stipulations except an instruction to plant a few trees along the street. However, while the students were away during Thanksgiving, an oak tree that was over 100 years old was cut down by Loyola at the corner of Calhoun and Loyola Streets.

The renovated building will add an additional two floors to the existing building and create a solid seven story wall along Calhoun Street. The original building has a height of only three stories with the top two floors receding from Calhoun street. Across Calhoun Street are family homes which will sit in the shadow of this high-rise. If there were any controls to address the "proper scales of development based on the desired intensity of the district" they were not enforced. Based on its proximity to a residential neighborhood, the renovated Monroe Hall will be completely out of scale. This building is in a RM-4 Multi-Family Residential zoning district!

When the BZA granted Loyola's request in August, it made no mention of the need for Loyola to submit a General Development Plan as described in Article 15 of the CZO draft. An architect who is familiar with the current project has told me that Loyola University has no campus plan.

I feel that all Site Development Standards for Campuses as listed in section C of Article 15 are needed, and I urge the City Planning Commission to maintain all zoning laws as well as any other legislation which will protect the residential neighborhoods.

At the January 10 meeting, Jackie Clarkson was asked about her intentions when she drafted the Master Plan.

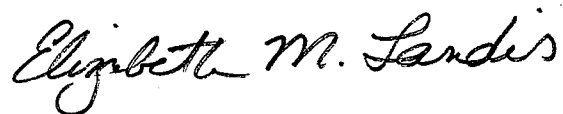
To protect our historic neighborhoods while encouraging development, she said.

Certainly, there is well deserved support for our local universities with hopes for their future viability. However, their development must be sensitive to the surrounding residential neighborhoods. While acknowledging the importance of institutions of higher learning to our city, I am concerned that their unbridled development will have an increasing negative impact on the adjacent historic residential neighborhoods, especially the University Section which is effected by the activities of two universities. Removing the Residential Land Use Designations as requested may result in residents of these neighborhoods facing decreased property values as the universities increase their presence.

Our residential neighborhoods need protection - Please maintain the Residential Land Use Designations!

Thank you for considering my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth M. Landis". The signature is written in dark ink and is positioned above the printed name.

Elizabeth M. Landis

**PALMER AVENUE NEIGHBORHOOD ASSOCIATION**

The City Planning Commission

1340 Poydras Street, Suite 900

New Orleans, Louisiana 70112

By Email : [pcramer@nola.gov](mailto:pcramer@nola.gov)

To Who it May Concern:

I am writing on behalf of the members of the Palmer Avenue Neighborhood Association regarding Tulane University's proposal to amend the Master Plan regarding their inclusion in the list of "established industries" and their requested changes to the Future Land Use Map regarding designations of properties owned by Universities but not contiguous to their existing campuses.

**We object to both of these actions.**

Had the creators of the Master Plan intended to include the Universities in the list of established industries, they would have been so designated.

More objectionable is the attempt to change the zoning on properties that are owned by the Universities. Any change of a single property from Residential to Institutional could have a major impact on the neighborhood and should be judged individually at the time of the request to change zoning. This will allow the city, the residents, and the neighbors to have the input envisioned at the creation of the Master Plan.

Sincerely,

Fenn French

President

Palmer Avenue Neighborhood Association



Anthony P. Lorino  
*Senior Vice President for Operations  
and Chief Financial Officer*

January 31, 2012

City Planning Commission  
1340 Poydras Street, 9th Floor  
New Orleans, LA 70112  
Attn: Paul Cramer ([pcramer@nola.gov](mailto:pcramer@nola.gov))

Re: Tulane University Response to City Planning Staff Draft Report on 2011 Master Plan Amendments

Ladies and Gentlemen:

Tulane University ("Tulane") submitted several amendment requests regarding both the text of the City of New Orleans Master Plan (the "Master Plan") and the Master Plan's Future Land Use Maps (each a "FLUM"). Tulane has reviewed the draft staff report of the City Planning Commission (the "Staff Report") that analyzes Tulane's requested amendments and offers the following comments in response.

#### TEXT AMENDMENTS

With respect to Tulane's eight requested Master Plan text amendment proposals, which are encompassed by Text Amendment 14 (proposals 14.1 to 14.8), the Staff Report generally recommends adopting Tulane's proposed text changes, either as submitted or with minor modifications. Tulane concurs with the recommendations in the Staff Report and requests that the City Planning Commission adopt the requested text amendments as modified in the Staff Report.

#### FLUM AMENDMENTS

The Staff Report recommends adoption of the following map amendments requested by Tulane: PD 1-3.R; PD 2-6.R; PD 3 - 7.1R; PD 3 - 7.2.R; and PD 3 - 7.6.R. Tulane concurs with those recommendations in the Staff Report and requests that the City Planning Commission adopt those requested FLUM amendments.

With regard to the FLUM amendment requests described below, however, Tulane objects to the recommendations set forth in the Staff Report.

#### Tulane University Square (PD 3 - Items 7.14.R and 7.15.R)

Tulane acquired the Uptown Square property in 2001. At the time Tulane acquired the property, it was zoned as C-2, a commercial zoning designation that permitted high density mixed use

development with no height limit. Tulane acquired the Uptown Square property because it was a large, contiguous property, with ample room for redevelopment, and most importantly, the property was appropriately zoned for Tulane's intended use. But for the zoning, Tulane would not have purchased the property.

Following a number of interim measures, Tulane obtained City Council approval in May 2004 of a conditional use permit for Uptown Square that permitted high density mixed use of the property, with a height limit of one hundred thirty (130) feet. The approval of the conditional use permit followed a series of public hearings and intensive discussions and negotiations between Tulane, residents of surrounding neighborhoods and City officials. Unfortunately, because of Hurricane Katrina, Tulane could not pursue the development that was permitted by the conditional use ordinance within the applicable time frame set forth in the Comprehensive Zoning Ordinance.

Although Tulane has not pursued the development contemplated by the conditional use permit, Uptown Square (now known as University Square) is a vital and important part of Tulane's campus. It currently includes 80,000 square feet of occupied space utilized as commercial/retail space and institutional use, including university administrative offices and a medical clinic.

The applicable FLUM has designated a portion of the site as Institutional, and the remainder of the site either as Residential Low Density Pre-War or Parkland and Open Space for Square 19A. Tulane has requested that the FLUM be amended to designate the entire property as Mixed-Use High Density, which corresponds to the current zoning classification of the property, as well as the zoning classification in place when Tulane acquired the property.

The Staff Report, however, recommends that the site be classified as Mixed-Use Medium Density, solely because of prior objections to Tulane's lawful development of the property. The Staff Report's recommendation constitutes a pre-emptive down-zoning of property made in anticipation of potential concerns of certain area residents; it simply is not warranted under the circumstances. In fact, the Staff Report acknowledges that the site is suitable for a range of uses under Mixed-Use High Density because of its proximity to Leake Ave and Broadway St., its historical use as a molasses factory and then Uptown Square Shopping Center, its current use as University Square and planned future mixed-use redevelopment of the property. The Staff Report references past negotiations with surrounding residential neighborhood concerning maximum height and density requirements as the sole reason for recommending a medium density classification, but those negotiations resulted in the approval of a conditional use permit that allowed for a high, not a medium, density mixed-use development.

Tulane purchased the property because it allowed for high density mixed-use development, and Tulane then obtained the right to proceed with a high density mixed-use development. It is simply inappropriate to attempt to take away Tulane's legal development rights because there were prior concerns that were taken into account in the approval process for Tulane's high density mixed-use development of the property. Tulane participated in the appropriate process under the current Comprehensive Zoning Ordinance regarding the development of University Square and will participate in the appropriate process under the Draft Comprehensive Zoning Ordinance, once it is adopted, to engage its neighbors in discussions regarding the future use of the subject site, but those

discussions should occur in the context of the appropriate FLUM classification for the property, which is Mixed Use High Density.

**Tulane's Requested Map Amendments to Re-Designate  
Properties Adjacent to Uptown Campus as Institutional**

Tulane has made map amendment requests to change the FLUM designation of several of its properties that are directly adjacent to its main, uptown campus from Residential Medium Density Pre-War or Residential Low Density Pre-War to Institutional.

General Comments

Tulane has requested that the land use designation of these properties be changed to Institutional in order to correspond to the land use designation for the remainder of the uptown campus. The subject properties are owned by Tulane and used for university operations in furtherance of Tulane's educational mission. To the extent that Tulane's uptown campus is classified as an Institutional use and these properties comprise portions of Tulane's uptown campus, they should have the same land use classification as the remainder of the uptown campus.

For each map amendment request, the Staff Report recommends that Tulane should submit a campus development plan. The Master Plan, however, does not contemplate or require specific development plans with respect to properties, and Tulane's request was not made in the context of any such plans. In addition, the proposed amendments have no effect on the parking plan that Tulane files with the CPC in accordance with the requirements of the current Comprehensive Zoning Ordinance and bear no relation to any specific proposed or planned facility. Again, the purpose of the amendments is simply to obtain consistency in the classification of the properties that comprise Tulane's uptown campus.

The Staff Report further cites an alleged "piecemeal encroachment" of Tulane into surrounding neighborhoods. This is an inappropriate characterization of Tulane's lawful use of property that are adjacent to or part of its Uptown campus. Out of approximately thirteen (13) properties covered by Tulane's amendment requests, Tulane has owned nine (9) properties for approximately forty (40) years or more and Tulane's acquisition of six (6) of the properties pre-dates the current zoning code.

Tulane's requests to change to the Institutional designation are also intended to more accurately reflect the sites' current uses. The Staff Report recommends adopting Tulane's request to change the designation of a site at 6324 S. Claiborne (request number PD 3 – 7.6.R) from Residential Low Density Pre-War to Institutional, but opposes Tulane's requests regarding the following properties.

Specific Properties

Tulane reiterates its general comments set forth above and offers the following additional comments and information on certain properties in and around its Uptown campus.

1. PD 3 – 7.3.R; site located at 1036 Broadway; change requested from Residential Medium Density Pre-War to Institutional.

This site is currently a vacant lot. Before the building that was originally on the lot was demolished, Tulane applied for and received a conditional use permit to renovate the structure for future use as a college police substation. Tulane still plans to use the site as a campus police substation and will re-apply for a Conditional Use permit once new site construction plans are finalized.

Tulane's request for re-designation of the site to Institutional is intended to more accurately reflect the future university use of the site as a campus police station. This re-designation is particularly appropriate at this site considering that all four corners of the Broadway and Zimple intersection contain non-residential properties supporting or targeting university operations. While the Staff Report concedes that the subject site would be suitable for a range of uses under Institutional due to its proximity to Tulane's main Uptown campus and proposed future use, the Staff Report still recommends retaining the current designation of Residential Medium-Density Pre-War. The Staff Report cites a concern that Broadway St. often is perceived by area residents as marking a transition between the university and the residential neighborhood of East Carrollton.

But, respectfully, this concern is unfounded in light of the other non-residential properties supporting university operations at the intersection at issue as well as in the adjoining block. Simply put, Tulane's proposed use of the site as a campus police substation is in line with the current use of other sites in proximity, and the Institutional designation most accurately reflects that use. The FLUM should accurately reflect the reality of the site's intended use.

2. PD 3 – 7.4.R; site located at 1030 Audubon; change requested from Residential Medium Density Pre-War to Institutional.

The site is currently used as the Accounting Office for Tulane. Again, Tulane's request for re-designation of the site to Institutional is intended to more accurately reflect its use as an Accounting Office.

3. PD 3 – 7.5.R; site located at 1315, 1319, 1323, and 1327 Broadway St.; change requested from Residential Medium Density Pre-War to Institutional.

Except with respect to 1323 Broadway, Tulane's ownership of its properties on this block dates to 1939. Tulane's request is intended to more accurately reflect current and future use of the parcels as supporting university operations. The Staff Report points out that the sites are immediately adjacent to existing Institutional land uses and that the two parcels owned by the university (1315 and

1323) may be suitable for a range of uses under Institutional, but the Staff Report recommends against Tulane's requested change.

Like Tulane's other properties adjacent to the university for which Tulane has made similar requests, these properties are already being used for university operations in harmony with the surrounding residences. The Staff Report's concern in this regard seems misplaced in light of the reality of the site's use.

4. PD 3 – 7.7.R; site located at 6320 Clara St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1960. Currently the site is used to support university staff housing.

5. PD 3 – 7.8.R; site located at 6318-6322 and 6326-6328 Magnolia St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired these properties in 1958. Currently, the sites are vacant.

6. PD 3 – 7.9.R; site located at 6324 S. Robertson Street.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1953. Currently, the site is vacant.

7. PD 3 – 7.10.R; site located at 6325 Freret St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1945. Currently, the site has one single family structure which serves as the University Law Annex Building.

8. PD 3 – 7.11.R; site located at 6321 Freret St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1951. It currently is used for faculty/staff housing.

9. PD 3 – 7.12.R; site located at 6309 Freret St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1972. It currently is used for faculty/staff housing.

10. PD 3 – 7.13.R; site located at 6301 Freret St.; change requested from Residential Low Density Pre-War to Institutional.

Tulane acquired this property in 1973. It currently is used for housing for visiting scholars.



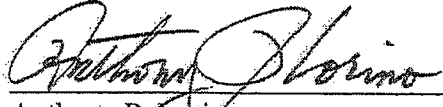
Conclusion

Tulane firmly supports the goals of the Master Plan, but for the reasons set forth above, Tulane believes that its requested amendments to the Master Plan are appropriate and justified.

On behalf of Tulane University, I again would like to thank the City Planning Commission members and staff for their diligent efforts in getting the Master Plan adopted and in reviewing the requested amendments to it.

Sincerely yours,

The Administrators of the Tulane Educational Fund  
(Tulane University)

By:   
Anthony P. Lorino  
Its: Chief Financial Officer and Senior Vice-  
President for Operations

January 27, 2012

City Planning Commission  
1340 Poydras Street  
Suite 900  
New Orleans, LA 70112

RE: 2011 Master Plan Proposed Amendments

To the members of the City Planning Commission,

In order to understand this amendment and its impact, more detail is needed. There is no provision for measuring the negative economic impact of this institutional designation wherein most property falling within this classification would be exempt from taxation while possibly generating unrelated business income under certain uses by an educational institution.

In addition, enforcement of present zoning is lax, allowing violations of current zoning codes of properties owned by these institutions. Institutional classification does not define any limitations of usage under this new designation. Nor does it appear that any of the amendments cause an economic benefit and impact to the neighborhood, which to me seems necessary to approve any zoning change request. Because of the likelihood that the property will be free of property taxes, it would seem even more necessary to define the allowed uses while concurrently ensuring enforcement of the prescribed penalties for violations of allowed usage.

Comments made here about economic benefit would appear to apply to all amendments. Why shouldn't the analysis include the expected impact (both plus or minus) by the designation of certain uses allowed in each zoning definition? Each strategy has some impact and it would appear that part of the evaluating process should include this analysis.

Without defining allowed actions and construction within the Institutional classification, neighbors have no say so in their neighborhood needs or the impact of institutions' actions. For example, high-rise facility construction that impacts nearby residences and the resulting volume of traffic, along with the associated impact of all of the necessary services related to such a facility should be required to go through a fair approval process. To allow such impact with no notice to or input from neighbors as had been required previously (like notices to neighboring addresses), seems unfair and shows blatant favoritism with little concern for the individuals in that area. This is why I believe there is more concern over the proposed Master Plan and its implementation. What meeting there was to discuss possible methods of obtaining citizen input was sought after the initial deadline (which fortunately has been extended) thus causing unnecessary worry for property owners and concerned citizens in our community.

I appreciate the opportunity to offer input, but wonder what effect it might have on the outcome. The Loyola modification to the Science Complex and Tulane's closing of McAlister Drive occurred with little or no input from the neighborhood. And to my knowledge, no analysis was ever done of the potential negative impact on surrounding property values resulting from the actions of those institutions.

Kindest Regards,

A handwritten signature in cursive script, reading "John J. Dardis".

John J. Dardis  
6321 S. Robertson  
New Orleans, LA 70118

PD 3 - 72

**AUDUBON RIVERSIDE**  
NEIGHBORHOOD ASSOCIATION

December 15, 2011

Attn: Ms. Yolanda Rodriguez  
New Orleans City Planning Commission  
1340 Poydras Street, Ste. 900  
New Orleans, LA 70112

**RE: Letter of Concern regarding Proposed Amendment #72  
Covenant Nursing Home Site, 5919 Magazine Street**

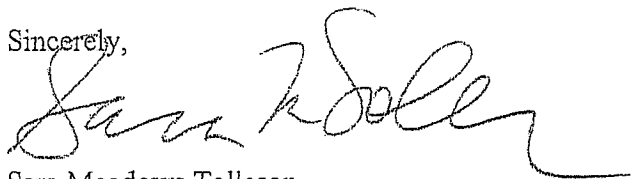
Dear Yolanda:

I am writing this letter on behalf of the Audubon Riverside Neighborhood Association (ARNA's) Board of Directors to express our support for the letter submitted by the Upper Hurstville (UH) Residence Association regarding Proposed Master Plan Amendment #72 which affects a site within ARNA's boundaries and affects our members.

The UH letter requested an Historic Urban Residential designation for the Camp Street side of the Covenant Nursing Home site bordered by Eleanor Street (uptown) and Camp Street (lakeside). We share UH's concern that the current proposed zoning designation (HU-B1) does not include appropriate neighborhood safeguards and is inappropriate for Camp Street. Given that, our request is that the zoning designation of two-family residential (HU-RD2) be included in any new master plan and zoning designations for this site.

Thank you for your consideration of this request. If you have any questions, please do not hesitate to contact me at (512) 940-2116 or [tall\\_meadows@mac.com](mailto:tall_meadows@mac.com).

Sincerely,



Sara Meadows Tolleson  
President

Cc: Councilwoman Susan Guidry  
Councilwoman Jackie Clarkson  
Kelly Butler  
Paul Cramer  
Geoff Moen  
Enrico Sterling

December 12, 2011

Yolanda Rodriguez  
Executive Director  
City Planning Commission  
1340 Poydras Street, Ste. 900  
New Orleans, LA 70112

RE: PD3-72 Amendment to Master Plan  
Covenant Nursing Home Property  
5919 Magazine Street

Dear Ms. Rodriguez,

From meeting with the CPC staff in November, I realized that some photos of our neighborhood as well as others along Camp Street might help illustrate our request to maintain the current land uses for Covenant Home. As you remember it is bounded by Magazine, Eleonore, and Camp Streets, and the property line parallel to State Street. I have attached the photos for your information.

The first set of photos shows the rear area of Covenant Home which runs along the 5900 block of Camp Street and encompasses a service area, an enclosed patio, a new service area, and an additional service area. In addition, there are photos of the houses in the 5900 block of Camp Street that either face these areas or are adjacent to them. I have tried to show the character of the neighborhood with photos of the 800 and 900 blocks of Eleonore, which would also be adversely affected by the land use changes that PD3-72 proposes and are in sight of any development along Camp Street.

I looked at land uses along Camp Street and discovered that Malta Park Assisted and Residential Facility in the 3400 block faces Aline Steet, but its service area opens directly onto Camp Street. The owners of the houses across Camp have erected walls and hedges in front of their houses to buffer the view of the massive pink wall and parked cars.

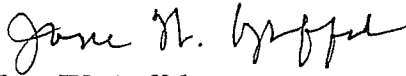
I found a particularly striking example of a land uses in the 3100 and 3200 block of Camp Street. Breau's Mart, which fronts on Magazine Street in the 3200 block, and whose service area adjoins Camp Street almost at the street, presents a very harsh side to the neighborhood. A park on the opposite side shelters the residential area somewhat from the windowless building and the delivery trucks.

The 3100 block of Camp and Magazine offers a perfect example of how commercial and residential areas can abut each other and, at the same time, create harmony between the two land uses. The block has been divided into commercial land uses on Magazine Street and comprises several shops and a Walgreen's Pharmacy. The back part of the block facing Camp Street is residential. The residences along Camp Street buffer the commercial area from the neighborhood and, at the same time, are buffered from the

commercial area by their rear garage and parking area as well as by a tall hedge of holly trees.

I have enclosed the photos illustrating these land uses and hope that they will enhance overall understanding of our request to allow the commercial and residential land uses remain as they are on the Covenant Property. In the future we would like the front section along Magazine Street to be zoned as HU-B1 and the back section along Camp Street be zoned HU-RD1 Two Family Residential.

Sincerely,



Jane W. Apffel  
903 Eleonore Street  
897-6663

Cc: The Honorable Susan Guidry  
The Honorable Jackie Clarkson  
Dale Thayer, CPC  
Leslie Alley, CPC  
Paul Cramer, CPC  
Deborah Langhoff, Guidry Chief of Staff

## COVENANT NURSING HOME ALONG 5900 BLOCK OF CAMP STREET

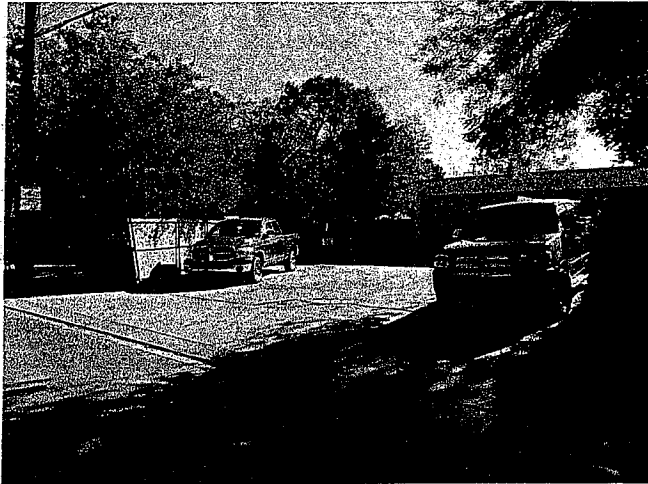


Figure 1: Rear Service area/Corner Eleonore and Camp



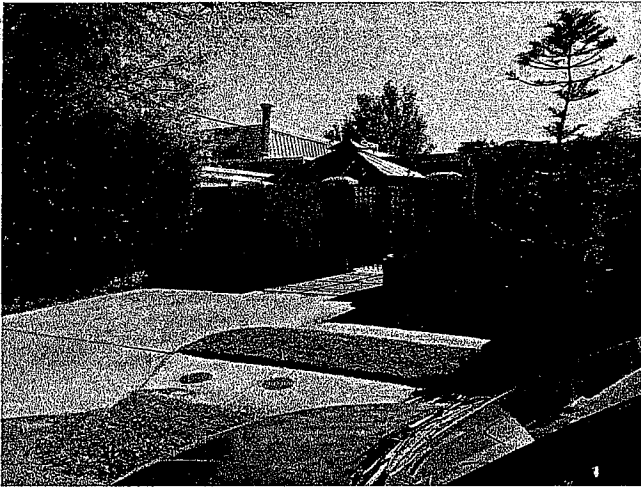
Figure 2: Rear Service Area with Storage Building



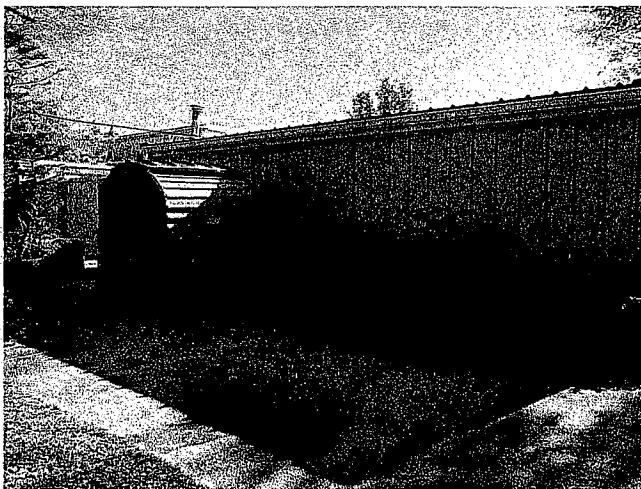
Figure 3: Corner Eleonore & Camp Street facing service area.



**Figure 4: 5900 Camp towards State Street showing patio area.**



**Figure 5: Additional service area next to patio.**



**Figure 6: Extention of Camp Street Service Area.**



## 900 BLOCK ELEONORE STREET



Figure 11: Odd-numbered side.

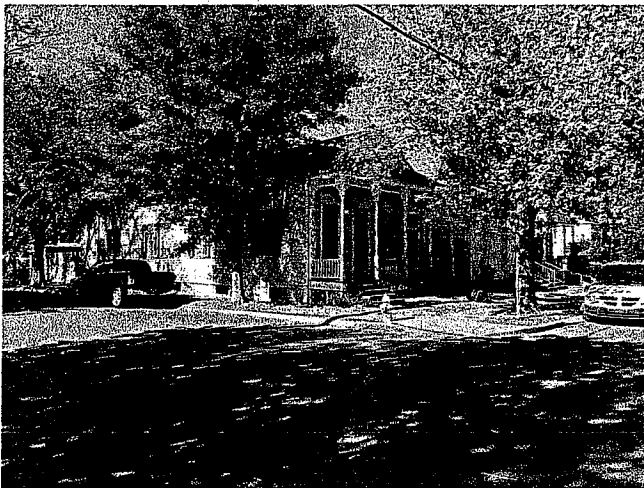


Figure 12: 900 Eleonore; side faces service area.

## MALTA PARK FACING 3400 BLOCK CAMP STREET



**Figure 13: Service area for Malta Park Assisted Living**



**Figure 14: Houses on 3400 block of Camp facing the Malta Park service area have blocked the view with hedges and walls.**

**3200 BLOCK OF CAMP STREET/MAGAZINE STREET: BREAux MART**



**Figure 15: Service Area of Breaux Mart that directly abuts Camp Street.**

**3100 BLOCK OF CAMP AND MAGAZINE:  
EXAMPLE OF CITY BLOCK DIVIDED BY COMMERICAL USE ON  
MAGAZINE (WALGREEN'S) AND RESIDENTIAL ON CAMP STREET.**



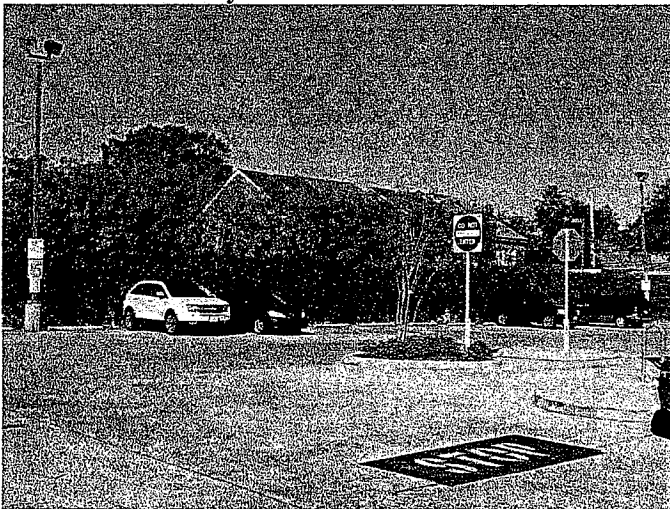
**Figure 16: 3100 Block Camp with landscaped lot and residences.**



**Figure 17: Residential Area 3100 Block Camp St.**



**Figure 18: Rear garage area for Camp Street residences on right. Hedge between this area and entry to Walgreen's on left. View from Harmony Street.**



**Figure 19: View of rear of Camp Street residences from Walgreen's parking lot**



**Figure 20: View of Walgreen's from Camp and Pleasant Streets.**

## 5900 Block Camp Street: Residential Area



Figure 7: Residences facing rear service areas of Covenant Home.

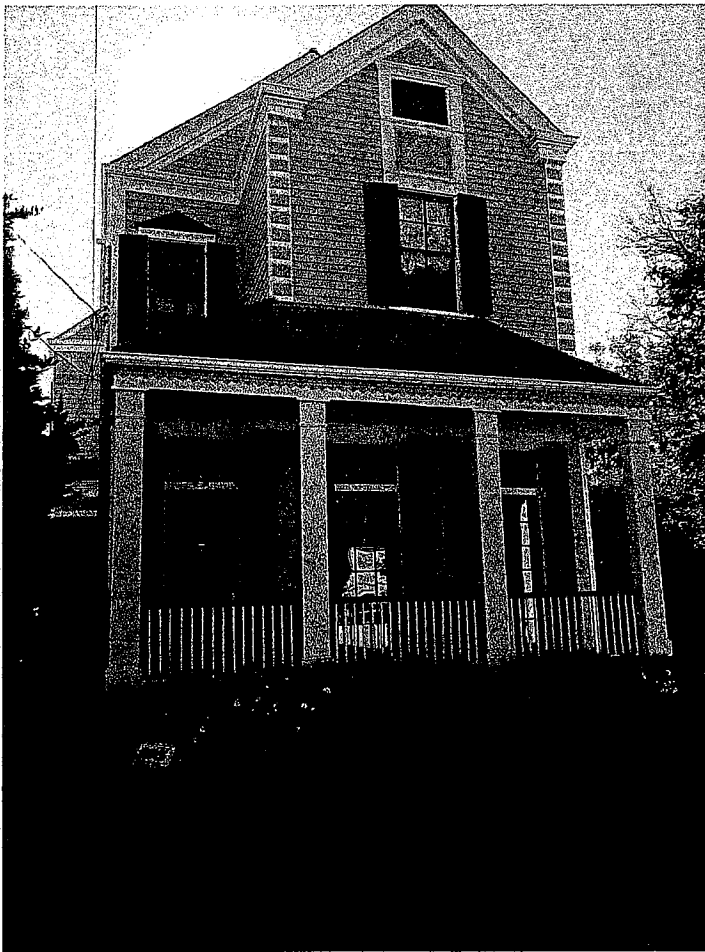
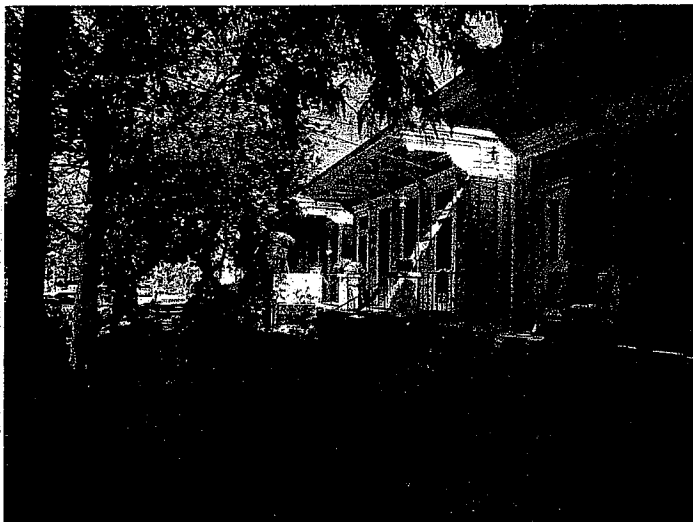


Figure 8: Residence adjacent to Covenant Home.



**Figure 9: 5900 block Camp facing rear of Covenant Home.**

**800 BLOCK OF ELEONORE STREET: FACES PARKING LOT AND SIDE  
ENTRANCE TO COVENANT HOME**



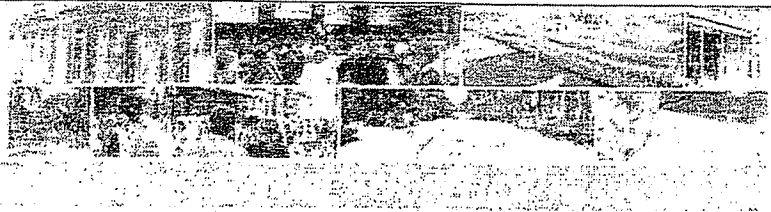
**Figure 10: Row of Italianate cottages built for workers  
for the 1884 Cotton Exposition in what is now Audubon Park.**

PD 3-23 & 88

To: Dale Thayer +

Paul Cramer

MASTER PLAN COMPREHENSIVE ZONING ORDINANCE



From:

Master Plan Amendment Comments

Nov. 30, 2011

Name Suzanne Elbert

Address 330 Audubon Blvd

Email Suz.elbert@aol.com Phone \_\_\_\_\_

Amendment Number 23 & 88

Planning District 3 Neighborhood Fontainebleau/Carrollton/University

Comments: Remain single + two family only

Text ☒ Map ☒

Zoning should be HU/RD2 - consistent with the neighborhood.

to remain

2931-35 Broadway/Fig

Municipal addresses 2835-39 Broadway/Pritchard

New Orleans 70124

6320-22 Fontainebleau 3 units

6323-25 Hewes Street 3 units

3524-26 Calhoun 4 units

3501 - Calhoun 4 units

3601 - 3603 Calhoun 4 units

Low density residential description appears to allow 1-4 family units.

The above municipal addresses have more than 2 units. These units are not consistent with current zoning of RD2 on these streets. It is not clear to me how these meters were allowed to be installed, or obtained



MULTIPLE

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December 14, 2011

Leslie Alley  
City Planning Commission  
1340 Poydras Street , 9th Floor ,  
New Orleans, LA -70112

Dale Thayer  
City Planning Commission  
1340 Poydras Street , 9th Floor ,  
New Orleans, LA -70112

✓ Yolanda W. Rodriguez  
City Planning Commission  
1340 Poydras Street , 9th Floor ,  
New Orleans, LA -70112

Paul Cramer  
City Planning Commission  
1340 Poydras Street, 9th Floor ,  
New Orleans, LA -70112

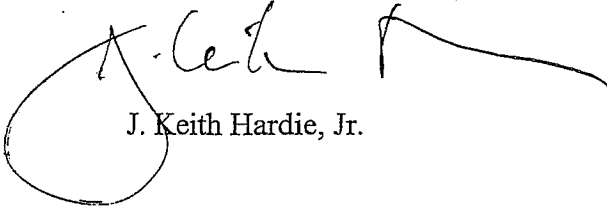
Re: N.O. Master Plan  
File No. 4273

DEC 15 2011 PM 4:13

Dear Sirs and Madams:

Enclosed please find the Submission of Maple Area Residents Re: 2011 Proposed Master Plan Amendments.

Cordially,

  
J. Keith Hardie, Jr.

JKH/mh  
Enclosure

cc: David Keiffer  
Thomas Milliner

**SUBMISSION OF MAPLE AREA RESIDENTS  
RE: 2011 PROPOSED MASTER PLAN AMENDMENTS**

12/13/11

- Re: 1. PD3-36/37 and PD3-114  
2. PD3-105 and 106  
3. PD3-10, 14, 16, 28, 29, 46, and 111  
4. PD3-7R  
5. Text Change # 14  
6. Text Change # 16  
7. PD3-3R

Maple Area Residents, Inc. ("MARI") submits the following regarding proposed Text Changes and FLUM changes:

1. **MARI supports PD3-36/37 and PD3-114 because they protect single family housing.**

These proposed changes will **lower** the FLUM density on **St. Charles Ave. between Audubon and Broadway** and on **Dunlieth Ct. from Residential Low Density Pre-War to Residential Single Family Pre-War**. This change better reflects existing land use, which is primarily single-family in these areas. In addition, it follows the preference indicated by area residents for more protection for single family residential uses. As discussed below, single family uses have worked well in the area, while non-single family properties have tended to become blighted and overcrowded.

2. **MARI opposes PD3-105 and 106 because they fail to protect existing single family residential land use.**

These proposed changes will **increase** the FLUM density on **Audubon St. between St. Charles and Hampson and between Maple and Freret** from **Residential Low Density Pre-War to Residential Medium Density Pre-War**. This change intensifies existing land use, which is primarily single-family in these areas. Residential Medium Density Pre-War will allow for four story apartment buildings. We see no existing four story apartment buildings, so this represents an increase in density. This increase in density is contrary to the preference indicated by residents in Master Plan meetings for more protection for single family residential uses. As discussed below, single family uses have worked in the area, while non-single family properties have tended to become blighted and overcrowded.

3. **MARI opposes PD3-10, 14, 16, 28, 29, 46, and 111 because they fail to support Single-Family land use and zoning.**

This position was overwhelming supported in District 3 Master Plan meetings where residents supported single family housing, but has not been reflected in the Master Plan.

Single Family land use and zoning should be supported in order to maintain and increase suitable housing for middle level employees of corporations seeking to relocate to New Orleans and to prevent the further blighting of Carrollton neighborhoods. Many corporations which decide not to relocate to New Orleans cite the lack of suitable housing for upper and middle level management. Such housing is available in the Carrollton/University area. In addition, a survey of multi-family housing in Carrollton will reveal that much of it is poorly maintained, with automobiles parked on lawns, garbage cans not taken in, landscaping either non-existent or not maintained. **See attached photos.** Single-family housing should be preserved and encouraged by applying lower density land use and zoning classifications throughout Carrollton. Proposed master plan amendments **PD3-10, 14, 16, 28, 29, 46, 105, 106, and 111** all will increase density and/or land use.

**4. MARI opposes PD3-7R Tulane's proposed Master Plan Amendments (7.1 - 7.14), which will convert properties from residential to institutional use.**

Tulane's proposal would change numerous properties from residential to institutional or to more intensive uses. This intensification should be opposed because it will further burden the University Area, but also because Tulane has provided little if any information concerning the proposed use of these properties has been provided.

Once it is adopted, the revised CZO § 15.5 will apparently require the submission of a General Development Plan for an EC (Educational Campus) District within 180 days after an EC district is approved. Unfortunately, this puts the cart before the horse. How can a map amendment -- particularly one which changes the FLU drastically from low and medium density to Institutional -- be considered if the proposal contains no indication of how the property is intended to be used. Tulane's submission is bare bones, and provides no information as to its intent for these properties. The CPC and Council should demand more information before even considering these requests, and they should be deferred until after the new CZO is in effect.

Many of the properties for which Tulane seeks to change the FLU are in very quiet residential neighborhoods (see, e.g., the properties between Tulane and Calhoun St., in the 6300 blocks of Clara, Magnolia, and Robertson) and others are on the already stressed Broadway corridor. The incursion of an institutional use will be devastating to nearby residential properties. Tulane should be required to produce information as to (1) the exact proposed Institutional use of these properties, (2) the density and FAR of the proposed uses, (3) the impact those Institutional uses will have on traffic and neighboring residential uses, and (4) how it intends to mitigate traffic and noise.

Tulane's current parking plan does not work. The vast majority of the parking provided is on the Claiborne Ave end of the campus. Since this lot is far from most of the

administrative offices and classrooms, Tulane staff and students fill up the surrounding neighborhood and prevent visitors to Audubon Park from accessing the park from the front, as all parking spaces on St. Charles are occupied from 8 am to 5 pm, and others absorb all available parking in the already dense surrounding residential neighborhood. The proposed new campus stadium will aggravate this already severe parking problems when the stadium is used, but perhaps more importantly, would squander space that Tulane could use for future expansion. Until Tulane has come to grips with these parking issues, it should not be permitted to expand its footprint.

Finally, in light of the fiscal problems in the City, it must be noted that Tulane pays no taxes on property it owns. The CPC and Council should not approve the change in Land Use unless Tulane can show that these properties will be used for educational or charitable purposes in the near future.

**5. MARI opposes Text Change # 14, Tulane's Proposed Text Change to the Master Plan.**

Tulane has proposed a text change adding language to the Master Plan at Vol. 2, Chap. 14, p. 14.6 that would go beyond the preservation of land for large educational employers to "include general language to allow for expansion." (See attached "PD3-7R Tulane Amendments") In addition, Tulane has proposed Future Land Use Map Changes converting numerous properties in the University Area to more intensive land uses, including converting properties currently listed in the Master Plan as Residential Medium or Low Density to Institutional.

Tulane is using or planning on using much of its campus for sports facilities, including the existing practice field, baseball stadium and Athletic Department facility and the recently proposed new football stadium. These infrequently used facilities could easily have been built away from the already dense University neighborhood. As an inner City institution, Tulane should be preserving space for its principal educational mission.

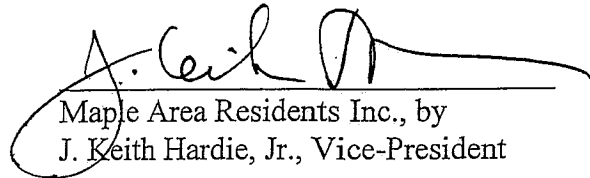
**6. MARI supports the proposed Text Change # 16 to Chapter 14(C)(1), Chapter 14(C)(3), and Chapter 14 (D) to create the new FLU category of Mixed Use Low Density Restricted.**

This new category could be applied to areas, like Maple Street, where there is already significant commercial development but where there are increasing problems with ABOs. As the CPC and Council are undoubtedly aware, residents in these areas frequently oppose zoning changes to BIA or other Districts which allow ABO's as conditional uses, because, even if the proposed business is not an ABO, once the zoning is changed, the site has the potential of becoming an ABO. The proposed category would eliminate that possibility, and encourage non-ABO business uses, which would help restore the balance between ABO and non-ABO uses in the neighborhood. Unfortunately, commercial use in mixed-use areas is not really "mixed" but becomes predominately ABO-related, driving

out other more neighborhood appropriate uses.

7. **MARI supports PD3-3R changing 8000 St. Charles Ave. from Residential Pre-War Low Density to Mixed Use Low-Density.**

This change will allow restoration of a multi-family building which is characteristic of architecture on St. Charles. The density and available parking are acceptable to the neighborhood.



Maple Area Residents Inc., by  
J. Keith Hardie, Jr., Vice-President

**Audubon Street -- St. Charles Ave. to Freret St.**

no.	Address	comments/description
1.	618 Audubon St.	Well maintained single family
2.	624 Audubon St.	Rental, vines on house, trash cans in front
3.	630 Audubon St.	Well maintained single family
4.	638 Audubon St.	Rental, broken blinds, trash
5.	638 Audubon St. (2)	Rental, trash
6.	640 Audubon St. (4)	Rental, multiple garbage cans, broken pipe
7.	Audubon at Zimple	multi-family, 4 cars angle parked in front
8.	1 Dunleith Ct.	Well maintained single family
9.	812-14 Audubon St. (1)	Rental, cars in front yard, multiple garbage cans
10.	830 Audubon St.	Nicely maintained single family
11.	834 Audubon St.	Nicely maintained single family
12.	912 Audubon St.	trash on steps
13.	916-18 Audubon St.(2)	duplex converted to 4-plex, trash cans, cars in yard
14.	916-18 Audubon St.(3)	trash cans, microwave
15.	840 Audubon St.	Well maintained single family
16.	840 Audubon at Dunleith	Well maintained single family

**Broadway -- Fraternities/ Sororities**

17.	842 Broadway	multi-family, 2 cars on lawn
18.	800 block Broadway	multi-family, 3 cars in front yard
19.	800 block Broadway(2)	multi-family, 2 cars in front
20.	1134 Broadway	AEP house, cars in front yard
21.	700 Broadway at Hampson	multi-family, cars in side yard
22.	1017 Broadway	ΦΧ house, cars in front
23.	1029 Broadway	ΧΩ house, cars, trash cans
24.	1033 Broadway	ΚΚΓ house, cars in front
25.	712 Broadway	ΣΑΜ house, cars in front, garbage cans
26.	642 Broadway	ΚΣ house
27.	642 Broadway at Hampson	ΚΣ house, cars in side yard, garbage cans